



## 85 Lisburn Road, Belfast, BT9 7AE

### Price Guide £375,000

Located along the Lisburn Road in South Belfast, we are delighted to offer for sale this stunning Georgian terraced home which has been extensively, yet sympathetically restored and refurbished to the highest standard throughout. The beautiful accommodation is spacious and must be viewed to be truly appreciated. On the ground floor there is a welcoming reception hall leading to living room open plan to dining room and contemporary German Zyko kitchen along with utility room and downstairs cloakroom. On the first and second floors, there are four double bedrooms and beautiful bathroom suite with free standing bath and double shower enclosure. Many original features are in place including cornicing, ceiling roses, fireplaces, sliding sash windows and shutters. Underfloor heating is in place throughout the ground floor and the heating system is also zoned. Outside there is an enclosed patio garden to the rear and paved front. Convenient to all of the amenities of South Belfast and within walking distance to Queens University, Belfast City Centre and the many shops, cafés & restaurants of the Lisburn Road, this fine home will appeal to a range of prospective purchasers.

- A Truly Unique Terraced Home In A Most Convenient Location
- Presented To The Highest Standard Throughout
- German Bespoke Kitchen With Extensive Range Of Integrated Appliances
- Four Double Bedrooms
- Gas Fired Central Heating (Underfloor Heating To Ground Floor)
- Many Period Features Throughout Including High Ceilings, Intricate Cornicing & Ceiling Roses, Sliding Sash Windows & Shutters
- Beautiful Living Room With Feature Fireplace With Open Aspect To Dining Room
- Utility Room & Downstairs W.C
- Spacious Bathroom Suite With Freestanding Bath & Double Shower
- Security Alarm System / Zoned Heating System

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	64
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Restored original hardwood entrance door.

**RECEPTION HALL**



Cornicing. Corbelled archway. Ceiling rose.  
Travertine marble floor.

**LIVING ROOM 14'4" x 13'6" (4.37 x 4.11)**



Cornicing. Ceiling rose. Burnished steel  
Adam style fireplace with cast iron inset,  
slate hearth and gas fire. Travertine marble  
floor.



**DINING ROOM 13'2" x 11'10" (4.01 x 3.61)**



Cornicing. Ceiling rose. Under stairs storage.  
Integrated storage and bookcases.  
Travertine marble floor. French doors to  
terrace. Steps down to:



### KITCHEN 18'5" x 11'4" (5.61 x 3.45)



German Zyko matt lacquer kitchen with granite work surfaces. Under mounted stainless steel sink with mixer tap. Four ring linear gas hob with extractor unit. Integrated oven. Integrated fridge / freezer and dishwasher. Island unit with granite work surface and seating area. Recessed glazed display unit. Recessed spot lighting. Travertine marble floor. Sliding doors to terrace.



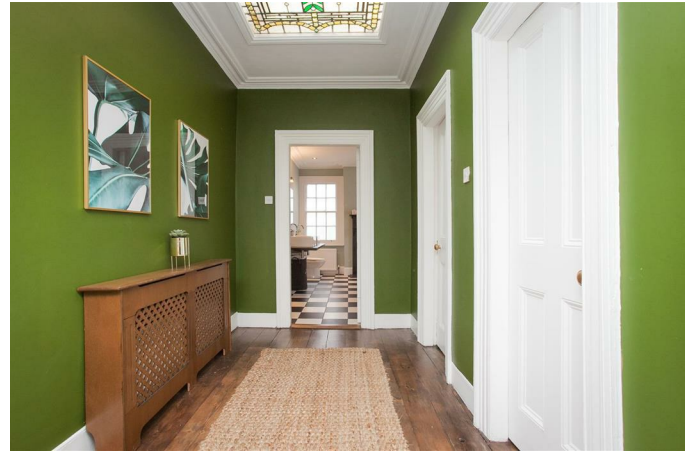
### UTILITY ROOM 6'7" x 5'3" (2.01 x 1.60)

Plumbed for washing machine and tumble dryer. Travertine marble floor.

### CLOAKROOM

Low flush W.C, pedestal wash hand basin. Travertine marble floor.

### ON THE FIRST FLOOR



Stained glass atrium. Study and cloakroom.

### BEDROOM ONE 19'3" x 13'5" (5.87 x 4.09)



Intricate original cornicing. Ceiling rose. Picture rail. Circa 1750 magnificent hand carved pine surround fireplace with slate inset and hearth.

### BEDROOM TWO 13'7" x 12'2" (4.14 x 3.71)



Cornicing. Original stained floor boards. Wooden fire surround with exposed brick inset and tiled hearth.

## BATHROOM



Contemporary white suite comprising free standing bath with stand pipe taps. Twin sinks mounted on granite with granite upstands. Double shower cubicle with thermostatic power shower. Low flush W.C. Cast iron fireplace. Two chrome heated towel rails. Extractor fan. Recessed spot lighting. Cornicing.

## ON THE SECOND FLOOR

### BEDROOM THREE 19'4" x 14'0" (5.89 x 4.27)



Cast iron fireplace. Velux window.

### BEDROOM FOUR 13'9" x 12'0" (4.19 x 3.66)



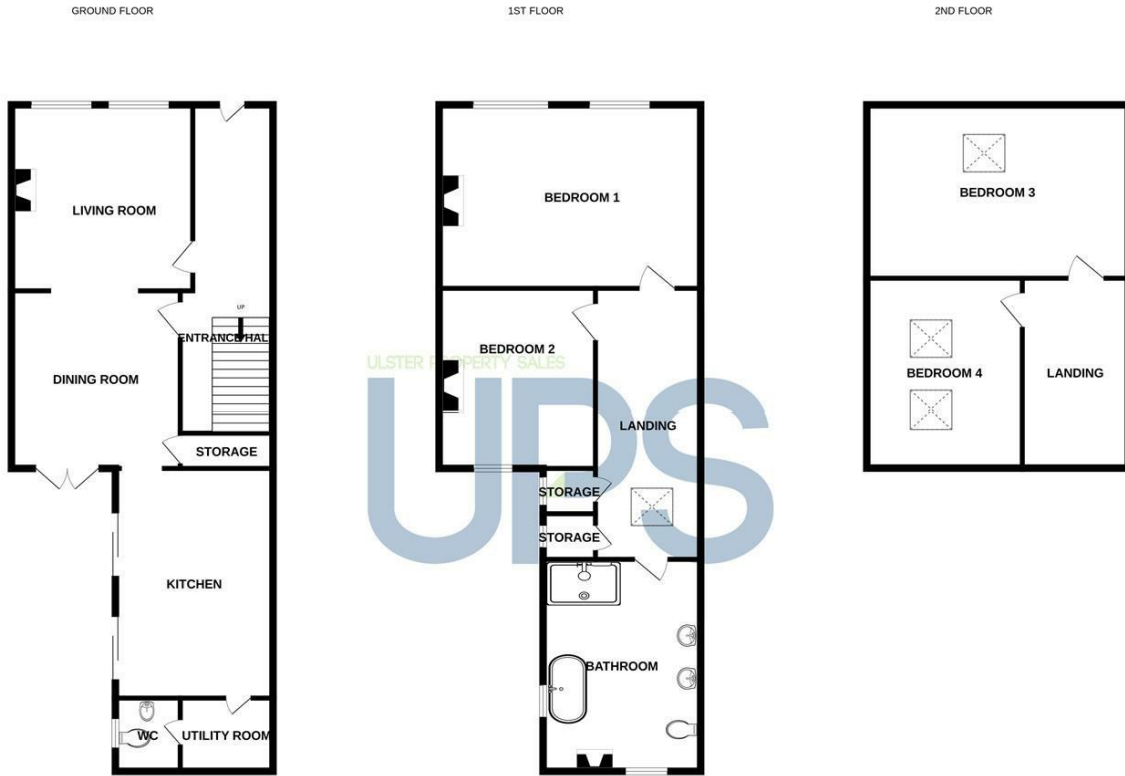
Access to roof space. Velux window.

## OUTSIDE



Enclosed rear patio garden. Feature lighting. Water tap. Paved front.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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